



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC		8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1993	1,974	202,943
FGR	280	55	1993	154	15,833
FOP	60	30	1993	18	1,851
FST	360	55	1993	198	20,356
TOTALS	2,674			2,344	240,982

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,344	135.7202	135.72	318,128	1963	1995	0	0	24.25	75.75
1 SINGLE FAM - 100% - 2021 Heated Area: 1974 HX Base Yr 2021											
541901 LEM TURNER RD, CALLAHAN											
BLD DATE				LGL DATE				05/09/2025 MLU			
XF DATE				LAND DATE							
INC DATE				AG DATE							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPORT MT	0 100	22	23	460.00	SF	10.00	10.00	100	1980
2	0803	ASPHALT C	0 100	0	0	2,635.00	SF	2.00	2.00	100	1980
3	0811	CONCRETE B	0 100	0	0	757.00	SF	5.20	5.20	100	1963
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1963
5	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1989
6	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2005
7	0810	CONCRETE A	0 100	29	15	435.00	SF	6.50	6.50	100	2000
TOTAL OB/XF 12,946											

LAND DESCRIPTION										TOTAL OB/XF										12,946									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500												
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